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City of Half Moon Bay General Plan

Park and Recreation Element

July 26, 1990

Revised August 29, 1995

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City of Half Moon Bay
General Plan

PARK and RECREATION ELEMENT

July 26, 1990
Revised August 29, 1995

Prepared by:
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I. Introduction

Half Moon Bay residents enjoy a high quality of life derived from the scenic, semi-rural landscape around them. The undeveloped quality of open space is in great contrast to the remainder of the Bay Area. Preservation of this character is a high priority. At the same time, the need for adequate active sports facilities is acute. While the area is rich in open space and regional parks, municipal parks are lacking.

In Half Moon Bay a guiding framework for the development of parks and open spaces has been drafted to satisfy the demand for active and passive recreation. Given anticipated increases in sewer and water capacities, population growth on the Coastsides will occur. It is important that a plan be developed and implemented while so many opportunities exist. It will be too late to develop a quality park system if the City waits until the area is built out.

Purpose of the Park and Recreation Element

This element is a guide to the acquisition, development, operation, and maintenance of a park system that will adequately serve the needs of Half Moon Bay residents. Existing conditions are evaluated, goals and long-term policies are established, facility standards are set forth, community recreation needs are assessed, priorities are established, and maintenance, operations, and funding needs are discussed. Potential sites are identified for park development.

The element addresses neighborhood and community parks, active sports facilities, passive recreation areas, trails, bikeways, linear parks, greenbelts, general open space, cultural facilities, and space for recreation programs.

Regional parks are considered in the analysis to the extent that they provide local recreation and open space needs; however, municipal governments do not typically acquire land and develop regional parks. This document is directed towards the needs of the local population, and because the area is already adequately served by the State Beaches and County Parks, the provision of regional parks is not recommended or discussed in this element.

Non-Mandatory Element of the General Plan

This element is not a general plan element mandated by the State Planning and Zoning Law. Section 65303 of the law states that "the general plan may include any other (i.e., non-mandatory) elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the county or city". The City has included this element in the general plan to provide a plan for the development of a park and recreation system.

It is important to note that this element provides a conceptual basis for defining overall needs and identifying potential park sites, rather than a rigid framework that must be adhered to. Although the "Master Plan Diagram" included in this element shows a number of potential park sites, it is not the City's intention to preclude development on those parcels where such development would be feasible under the City's planning and zoning regulations.

Purpose of the 1995 Element Update

The 1990 element called for an update process at five year intervals to maintain the plan as a living policy document reflective of changing conditions. Formal revisions should be made every 15 years. This update, which focuses on a ten year planning horizon, has the following four main goals:

1. Measure progress over the past five years.
2. Update the population projections and resulting acreage requirements based on the adopted eight-acre standard.
3. Revise the list of proposed development projects and cost estimates.
4. Provide an opportunity for public, staff, and city government involvement.

Progress 1990 to 1995

New residential development has been a significant source of financing for municipal services and facilities in California in the 1990's. In Half Moon Bay, development has occurred at a relatively slow pace during the first half of this decade. Local limitations on water and sewer service, the recession of the early 1990's, and a local slow-growth measure that limits new development to a 3% annual population increase have all contributed to development constraints. Although financial resources have been limited, significant progress has been made in realizing the master plan proposals.

The City has developed two new facilities and has acquired land for a third. A three mile length of the Coastside Trail, a multi-use blufftop recreation trail, has been developed from the northern city limits to Kelly Avenue. This project received an honor award for environmental planning from the California Park and Recreation society in 1994. Pilarcitos Park, a small passive-use facility located adjacent to Pilarcitos Creek in the downtown area, was constructed in part through the generous contributions of a private developer and a local landscape construction company. Five acres of land have been acquired in a first phase effort to provide —community-wide active sports facilities.

The City has also utilized the past five years for intensive planning and funding efforts for many projects described by the 1990 master plan. These include conceptual design for the five-acre parcel; grant funding for acquisition of an additional 9.8 acres adjacent to the five acre site; coordination with the Boys and Girls Club for development of a youth center on the five acre site; negotiations with the County of San Mateo for acquisition of a 45-acre blufftop site; design of the Coastside Trail segment from Kelly Avenue to Poplar Avenue; preliminary design and funding for the Pilarcitos Trail from downtown to the Coastside Trail; planning and improvements to the Johnston House historic site; and an accessibility and safety study of parks city-wide.

Modifications to the 1990 Element

The adopted standard of eight acres of parkland per one thousand residents remains unchanged. This standard is important because it is the main determinant of the number and size of new parks to be developed. It also determines the magnitude of existing parkland deficiency relative to existing population.

Although the acreage standard is unchanged, greater flexibility is given for the implementation of the mini park and neighborhood park types. Where the 1990 element called for one acre of mini park and two acres of neighborhood park per thousand, these two types are now combined in the neighborhood park category with a three acre standard. The emphasis should be on creation of an efficient system of fewer, larger neighborhood parks, rather than on many small mini parks. Properly sited, the larger neighborhood parks will provide needed facilities located reasonably close to residents, and will be less costly to maintain.

Four neighborhood parks proposed in the West-Central Half Moon Bay planning area are now shown in their actual location. These facilities are associated with residential development projects having vesting tentative maps or development agreements in place.

Because the City has begun acquisition of portions of the 65 acre community park located in the East-Central planning area, the alternate community park location shown in West-Central has been removed from the master plan diagram. An additional community park site has been added to the North Wavcrest planning area, to reflect the current development proposal. Because these two sites provide the required community park buildout population acreage, the 1990 plan's Spanish Town community park and alternate location have both been removed.

The acreage requirements at buildout have increased slightly, due to the increased estimate for buildout population. Acreage for individual neighborhood parks has increased or decreased in many planning areas to reflect the revised population estimates for each area.

II. The Planning Process

The 1990 element was based on the "Half Moon Bay and Coastsides Park, Recreation and Open Space Master Plan". The 1990 planning process benefited from considerable public participation and assessment of community needs. The master plan was reviewed and directed by a Technical Advisory Committee that included one member each from the City Parks & Recreation Commission and Parks, Planning and Public Works Departments.

The master plan was presented and reviewed at a series of City meetings where public comment was taken and direction received from the Parks & Recreation and Planning Commissions and City Council. Appropriate revisions were made based on the direction received at each meeting. The Draft Master Plan represented the consensus of the community, consultant, and City, and was conditionally approved by the City Council on January 16, 1990.

The master plan was updated in 1995, and the revised proposals incorporated into this revised element.

III. Standards and Definitions

The establishment of realistic and attainable standards was an important step in the planning process, and the standards address the types and numbers of facilities to be provided.

The standards are an expression of the minimum facilities acceptable to the local population. They are used to set goals and measure levels of attainment. They serve as a guideline to determine land requirements and help structure the overall land-use pattern of the community. Establishment of specific acreage standards is also required for mandating park exaction ordinances ("park-in-lieu" or "developer" fees).

National and State Park and Recreation organizations and individual governmental agencies have established a varying range of definitions and standards including park type, size, access requirements, and site development guidelines. The standard derived from early studies of park acreages located within urban areas was the expression of acres of park land per unit of population. Over time, six to ten acres per 1,000 population came to be the commonly accepted standard recommended by the National Parks and Recreation Association and used by a majority of communities.

The national standards are intended as guidelines to be modified to fit local conditions. Existing land use, housing densities, demographic characteristics, economic feasibility, topography, and perceived needs are among the local factors that were considered in the establishment of the following standards for Half Moon Bay.

As minimum guidelines, the standards are intended to be used as a flexible planning tool. In practice, the standards will most likely not be met in some portions of the City, while they may be exceeded in others.

Proposed Acreage Standards and Park Classifications

The basic standard for developed parkland (neighborhood, and community parks) recommended by this Element is eight acres per 1000 people. This is a defensible, logical standard for Half Moon Bay. It falls midway on the six- to ten-acre range suggested by the national standards. It is higher than many California cities whose service areas are largely built-out, but lower than some nearby coastal cities. Eight acres represents a desirable goal which is achievable due to the degree of availability of level, developable land which exists in the City.

Regional parks are included in a separate category and assigned their own standard (10 acres per 1000 people) because they provide for other recreational needs than do the three developed local park categories. Regional parks draw people from a much larger metropolitan area than do local parks. They are characterized by unique natural resources and relatively large size, and provide outdoor recreation opportunities of regional significance. While regional parks may accommodate some of the local passive recreation demand, they frequently entail user fees and do not provide facilities needed, such as turf play areas or lighted ballfields. The

Coastside is presently well served by regional parks including the State Beaches, County marine reserve, and nearby County parks such as Memorial Park.

School facilities often provide valuable opportunities for active recreation. Several constraints exist for the inclusion of schools in a first-rate recreation system, however. Because educational use of the grounds is top priority, schools frequently are not available for general public use or league sports play. School grounds are often fenced and present an uninviting atmosphere to the general public. Funds for maintenance are also often insufficient to provide safe, adequate facilities for active sports. Because of these limitations, recommended totals for additional acreage required to meet the eight acres per 1000 people standard do not include credit for existing school grounds. Improvement and continued maintenance of school fields are recommended, however.

TABLE 1: Park and Recreation Facilities Classifications & Minimum Standards

This table defines each type of park, recreation, and open space facility and proposes standard acreage requirements for Half Moon Bay.

Type	Acres/ 1000 Pop.	Size	Service Area
<u>Mini-Park</u> A facility designed to provide recreational opportunities for a small area within a neighborhood. Generally, a mini-park is designed for young children, however in some cases it may be designed for aesthetic purposes. 1/4 acre is the recommended minimum size to provide adequate buffer space and diversity of uses; however, in some cases "tot lots" as small as 1/8 acre may be developed within subdivisions. One or more mini-parks should be provided in each neighborhood.	No standard (included in neighborhood and community park standard)	1/4 to 1 acre	1/4 mile radius
<u>Neighborhood Park</u> The neighborhood park is designed to serve the recreational needs of children 6-15 years of age, as well as adults, pre-schoolers, and seniors. It would typically include family picnic areas, open turf areas for informal sports and play equipment. Lighted athletic fields would not be included. At least one neighborhood park should be provided in each neighborhood planning area.	3	4-12 acres	1/2 mile radius

TABLE 1 (continued)

Type	Acres/ 1000 Pop.	Size	Service Area
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<u>Community Park</u>	5	20-50	City
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This park is designed both for youths in active sport leagues and for adults. Facilities to serve large groups, parking and restrooms are a feature of community parks. The park should also include facilities for pre-schoolers, young children, senior citizens & families. Lighted athletic fields for active sports would be included, as would passive recreation areas. The Community Park includes facilities which serve several neighborhoods and/or the entire Coastside region.

<u>Regional Park</u>	No standard	100 acres +	Bay Area Region
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Open space areas characterized by significant natural resources which provide passive recreation opportunities for both the local population and the surrounding metropolitan area.

<u>Special Facility</u>	No Standard	Varies	City
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A facility such as a community theater, teen center, aquatic center, or other cultural or athletic facility that serves a specific need for a portion of the area population. May be constructed as part of a Community Park.

<u>Linear Park</u>	No Standard	Sufficient width to protect the resource and provide maximum use	City
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Open spaces that are developed along creeks, canals, abandoned right-of-ways, flood plain areas and ocean bluffs. Development may include jogging, bicycle and horseback riding paths, picnic areas and general aesthetic improvements.

<u>Conservancy /Open Space Area</u>	No Standard	Sufficient to protect the resource	City
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Tracts of land kept primarily in their natural state. They are used to preserve natural areas such as riparian zones, bluffs, wetlands and other lands of recreational and scenic interest. This category may also include areas devoted to preservation of historic or cultural resources.

TABLE 1 (continued)

Type	Acres/ 1000 Pop.	Size	Service Area
<u>Urban Forestry Program</u>	No standard	Not applicable	City
On-going commitment to preserve significant tree resources, provide and maintain street trees and landscape medians.			

Impact of the Standards

Tables 2 through 5 illustrate the impact of the adopted acreage standards. Application of the eight-acre standard to the existing and future population levels determines the amount of required parkland acreage. The "existing deficiency" is the shortfall of acreage required to serve the existing population. The difference between the additional acreage needed in future years and the existing deficiency represents the new acreage required to serve future residential development.

TABLE 2: Existing Developed Park Acreage

Park Type	Not Including Public Schoolgrounds	Including Public Schoolgrounds
Neighborhood Park	7	24.5
Community Park	7	22
Total	14	46.5

TABLE 3: Proposed Developed Park Acreage

Park Type pop.	Standard (acres/1000 pop.) 20,000 pop.	Year 1995 (Existing)	Year 2000 10,500 pop.	Year 2005 12,000 pop.	Year 2020 (Build-out) 14,000
Neighborhood	3	31.5	36	42	60
Community	5	52.5	60	70	100
Total	8	84	96	112	160

TABLE 4: Additional Acreage to Meet the Standards (Not Including Schools)

	Existing Deficiency	Year 2005	-Year 2020
Neighborhood Park	24.5	35	53
Community Park	45.5	63	93
Total	70	98	146

TABLE 5: Additional Acreage to Meet the Standards (Including Schools)

	Existing Deficiency	Year 2005	Year 2020
Neighborhood Park	7	17.5	35.5
Community Park	30.5	48	78
Total	37.5	65.5	113.

Table 6 provides a breakdown of acreage requirements for neighborhood parks for each of the eight identified neighborhood planning areas, based on the recommended three-acre standard. School grounds are not included in the existing acreages given.

TABLE 6: Neighborhood Acreage Requirements by Planning Area

Required Neighborhood Planning Area Pop.	Existing Acreage	Acreage Required For Existing Pop.	Acreage For Buildout
1. South Wavecrest	0	1.2	1.6
2. North Wavecrest/Ocean Colony	0	5	12.4
3. Spanish Town	1.4	7.3	8.8
4. West-Central Half Moon Bay	0.45	8.7	11.6
5. East-Central Half Moon Bay	0	2.8	12.8
6. Venice	0.15	3.4	5.7
7. Frenchman's Creek	5	1.6	3.3
8. Miramar	0	1.5	3.8
Total	7	31.5	60

IV. Existing Conditions

Half Moon Bay's incorporated area is located between the ocean and coastal hills. The topography of the area is characterized by sandy beaches, dunes, ocean bluffs, flat coastal plain, creeks, canyons, and hills. The Pacific Coast Highway bisects the area, creating a barrier between the east and west, which is often difficult to traverse.

The area is geographically isolated by the Coast Range and Devils Slide, and has remained underdeveloped relative to the remainder of the Bay Area. Approximately half of the area within the City limits consists of underdeveloped land or open space (Figure 1). Historically supported by farming, fishing, and timber, the area now is largely residential, with very little employment or industrial base, and is characterized by housing tracts interspersed among agricultural and floricultural fields. The open hills, beaches and underdeveloped flat lands create an atmosphere of "open space" that is in great contrast with nearby urban areas and is highly valued by residents.

Geography, climate, and limited water and sewer capacity have restricted development and allowed the small-scale farming operations to persist. However, population pressure in the greater Bay Area and anticipated increases in water and sewer capacity are creating growth that may lead to "build-out" of the City within 20 years.

Population Projections

The 1990 Census estimated the City population at 8,886. The current population estimate is 10,556 (California Department of Finance, January 1, 1995). This reflects an annual increase of just over 3%. This rate coincides with the 3% annual growth limit imposed by Measure A and Chapter 18.60 of the city zoning ordinance.

City population forecasts for the years 2000, 2005, and 2020 (buildout) were prepared for this update based on the City General Plan, The Association of Bay Area Governments publication Projections 94, and the 3% annual growth limitation. For park planning purposes, the estimates have been rounded.

TABLE 7: Population Forecasts for City of Half Moon Bay

Year	Population
1995	10,500
2000	12,000
2005	14,000
2020	20,000

Population within each of the eight identified neighborhood planning areas were estimated based on housing unit projections contained within the City General Plan Circulation Element, Table C-II. Because it is not possible to predict with reasonable accuracy the timing of individual subdivision and infill development, projections are made for buildout only.

TABLE 8: Population Forecasts for Neighborhood Planning Areas

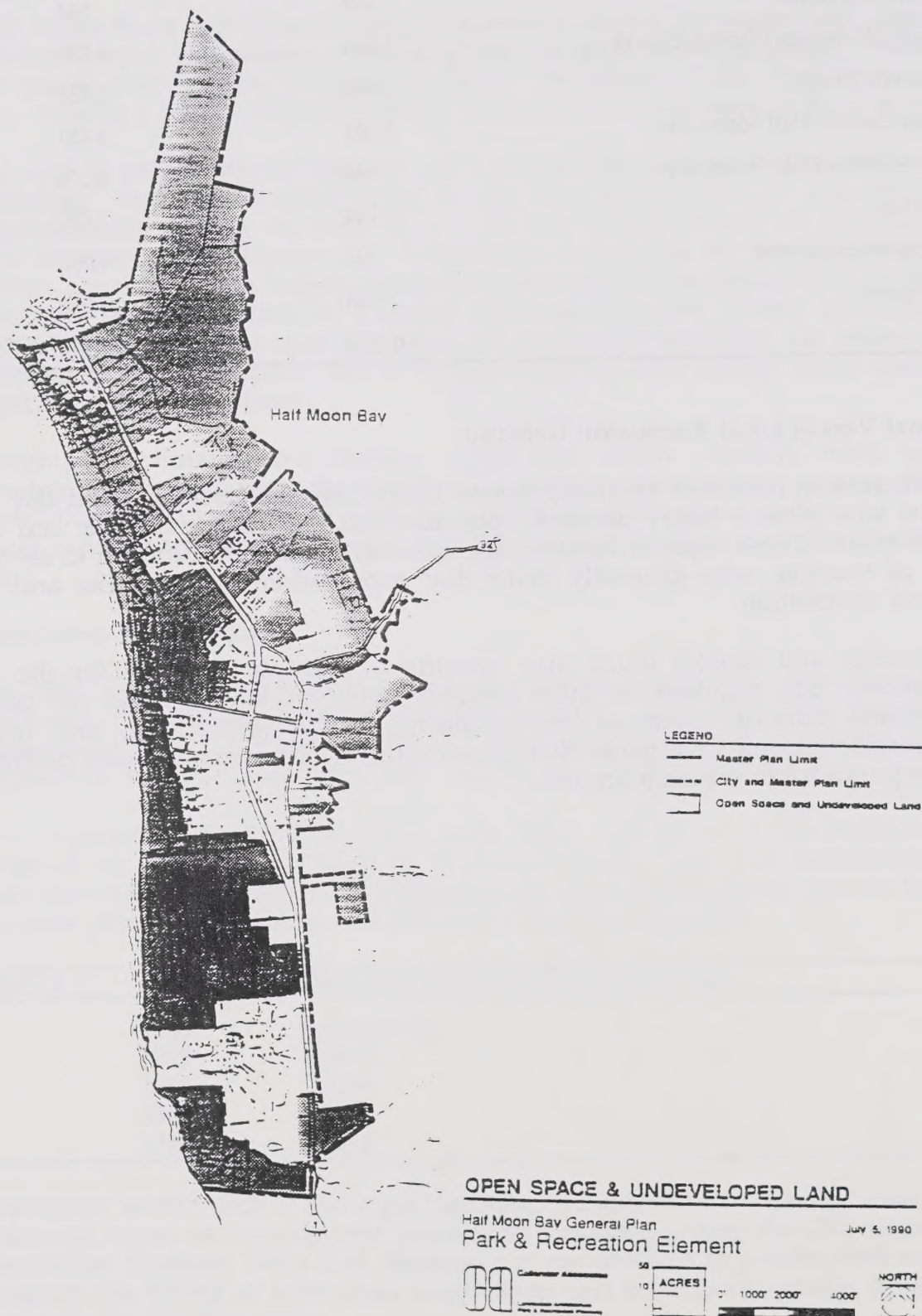
Neighborhood Planning Area	1995 Population	Buildout Population
1. South Wavecrest	403	544
2. North Wavecrest/Ocean Colony	1,664	4,158
3. Spanish Town	2,428	2,933
4. West-Central Half Moon Bay	2,881	3,851
5. East-Central Half Moon Bay	944	4,276
6. Venice	1,144	1,930
7. Frenchman's Creek	532	1,058
8. Miramar	504	1,250
Total	10,500	20,000

Regional Versus Local Recreation Demand

Local recreation resources receive pressure from Coastside residents and Bay Area visitors, who place a heavy demand upon the beaches, marine reserve, and Pillar Point Harbor. These regional facilities are well-developed and function to serve the needs of tourists, who generally make day trips rather than use the area as a weekend destination.

The beaches and coastal bluffs also provide a valuable resource for the local population. The regional facilities partially satisfy the local need for passive recreational pursuits such as beachcombing, family picnicking, and hiking. However, developed City parks that provide for active recreation and additional passive pursuits are severely limited.

FIGURE 1: Open Space and Undeveloped Land



Neighborhood Planning Areas

Any given community is composed of several neighborhoods. The Park and Recreation Element planning process considered the immediate needs of each neighborhood as well as the overall needs of the entire community.

The neighborhood is the basic planning unit addressed in this Master Plan (Figure 2). Although neighborhoods have different geographic and demographic characteristics, each has similar planning needs. Each neighborhood should contain a neighborhood park within walking and bicycling distance so that active and passive activities are readily accessible to all residents. In addition, community parks intended to serve the entire City must be carefully planned and designed so that the issues of noise, lights, traffic, and behavior do not create conflicts with residential populations.

City Parks and Recreation Program

The City Parks and Recreation Department provides services to the entire Coastsides area including the residents of Montara, Moss Beach, Princeton, and El Granada. A wide range of programs and classes are offered to youths, teens, and adults, including dance, art, gymnastics, theater, photography, self-defense, tennis and aerobics. The City also operates the outdoor pool located at the high school for the use of the general public. The Department is run by a Director, assisted by one Recreation Coordinator and one Youth Coordinator, and reports to the City Manager and the five-member Parks and Recreation Commission.

Because the Department provides services to the entire Coastsides but receives tax revenue from only the City of Half Moon Bay, it is not able to provide the level of service or variety of programs that most residents desire. This problem is further exacerbated by a shortage of developed facilities. Recreation programs are currently operating out of schools and the community center, which are overtaxed by demand, poorly maintained, and not specifically designed for the current uses.

Existing Municipal Parks and Recreation Facilities

Currently there are seven developed municipal parks in Half Moon Bay totalling 14 acres. This provides approximately 1.33 acres per 1000 population, well below the desired standard.

Table 9 describes the existing parks, school grounds, and other local facilities, which are illustrated in Figure 3. A complete inventory which includes analysis and recommendations for each facility is presented in the Appendix to the 1990 City of Half Moon Bay Park, Recreation and Open Space Master Plan.

Sports Programs and Facilities

Many leagues and sports programs are active on the Coastsides, including adult soccer, adult softball, Pop Warner football, American Legion baseball, Little League, girls' softball, and boys' baseball. Half Moon Bay Sports Club soccer alone includes over 60 teams.

There is a shortage of available fields, with all games and practices occurring at only four locations. Smith Field, which is on land leased from a private developer, is the only facility operated by the City Parks Department. It includes four fields which are used for baseball and softball. One field is lighted. Maintenance levels at this facility are adequate.

FIGURE 2: Neighborhood Planning Areas

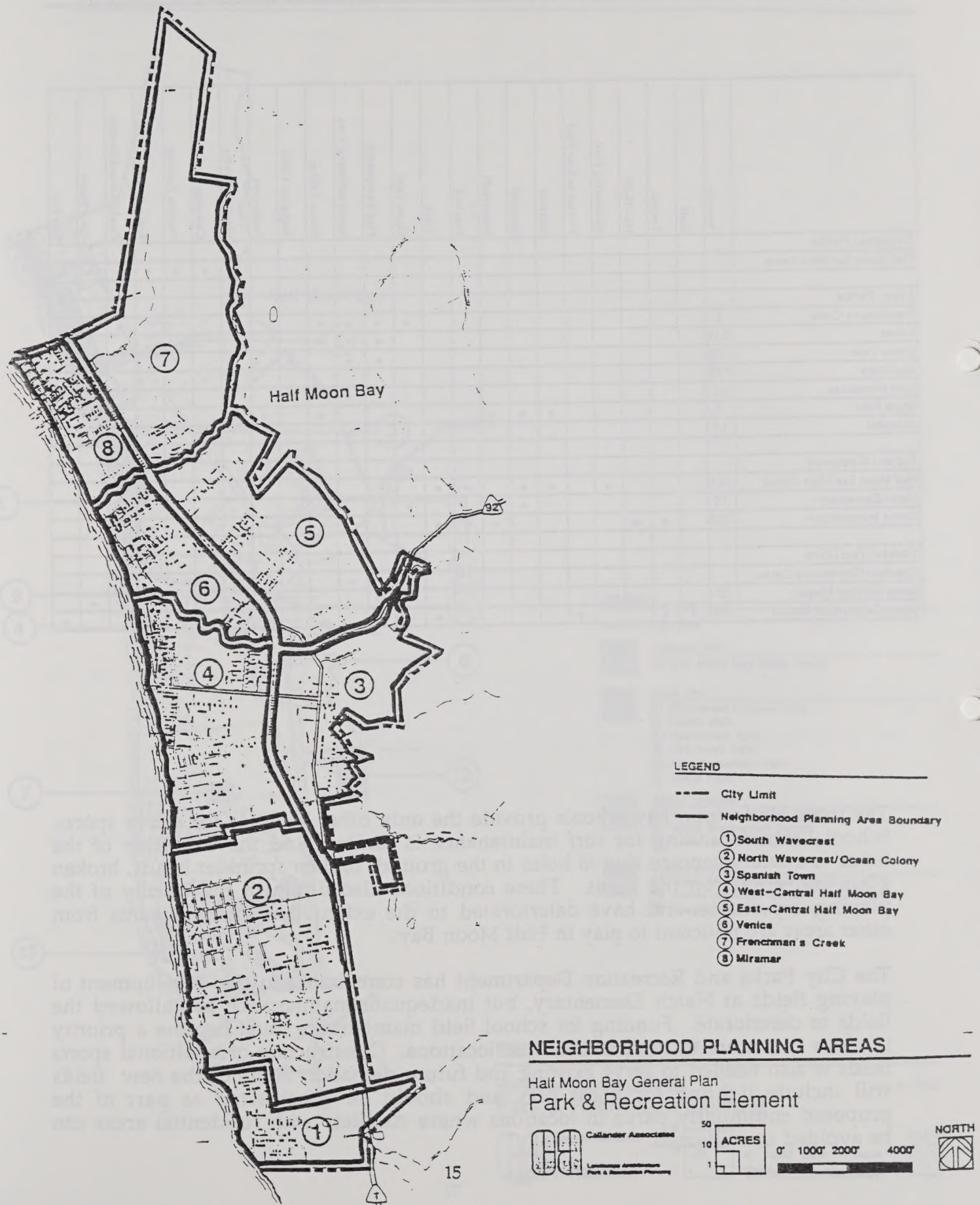


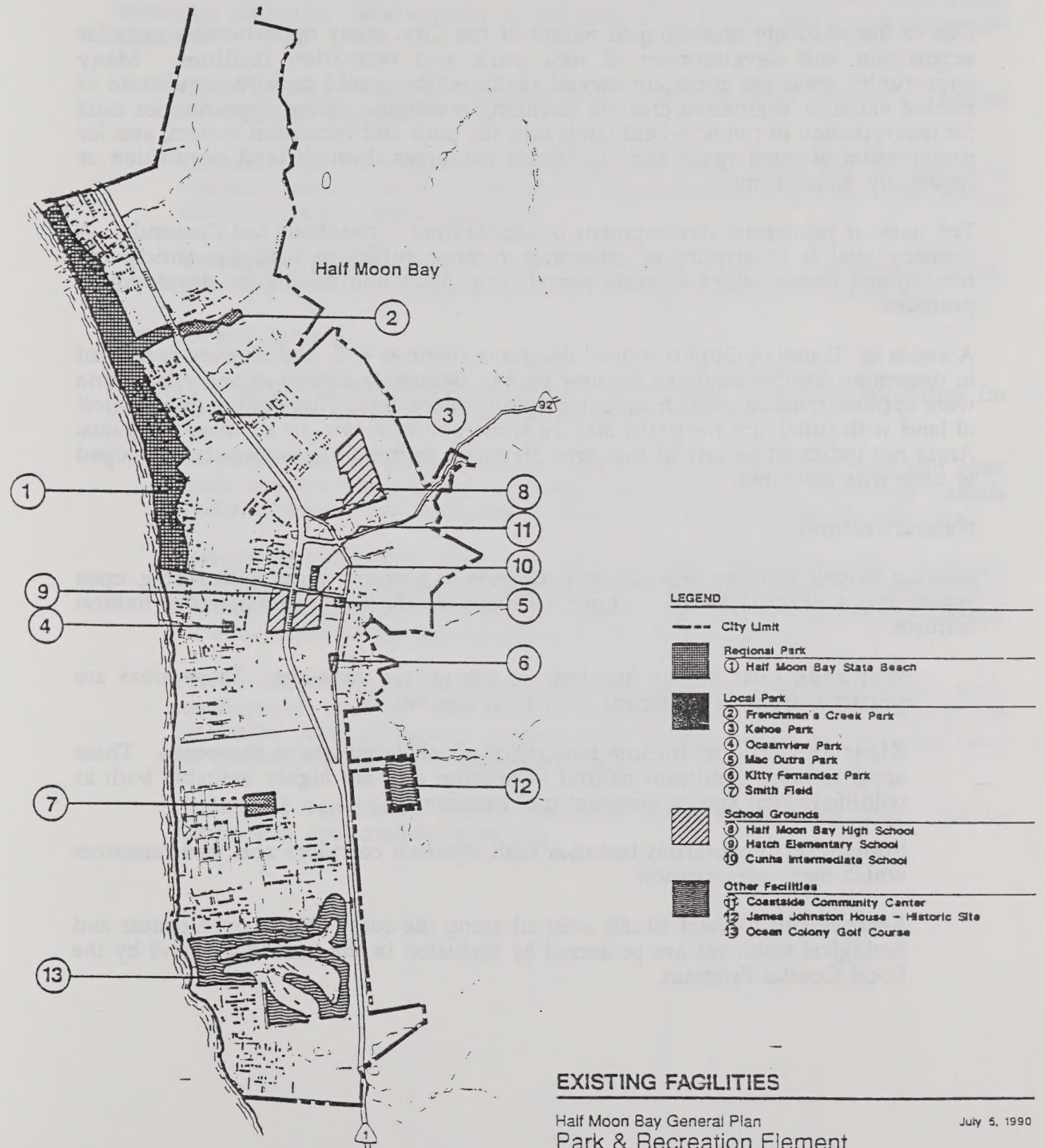
TABLE 9: Existing Park and Recreation Facilities

	Acreage	Golf	Tennis	Handball	Swimming Pool	Private Indoor Pool	Softball	Baseball	Basketball	Football	Track	Open Turf	Play Equipment	Benches/Sitting Area	Picnic Tables	Barbecue Grills	Restrooms	Meeting Rooms	Camping	On-Site Parking	Beach Access	Creek/Natural Feature	Open Space	User Fee
Regional Parks																								
Half Moon Bay State Beach																			*	*	*	*	*	*
Local Parks																								
Frenchman's Creek	5											*	*	*	*							*		
Kehoe	0.15												*	*	*									
Ocean View	0.45												*	*		*								
MacDutra	0.09																							
Kitty Fernandez	0.2													*										
Smith Field	7						*	*							*		*							
Pilarcitos	1.1													*								*		
School Grounds																								
Half Moon Bay High School	19.3				*		*	*		*	*													
Hatch Elementary	7.5							*				*												
Cunha Intermediate	10.5		*	*					*	*	*													
Special Facilities																								
Coastside Community Center													*				*	*						
James Johnston House	20																						*	
Ocean Colony Golf Course	175	*	*			*					*									*	*			*

The three Half Moon Bay schools provide the only other facilities for active sports. School District funding for turf maintenance is limited, and the condition of the fields is a safety concern due to holes in the ground, broken sprinkler heads, broken glass and gravel on the fields. These conditions also diminish the quality of the playing experience, and have deteriorated to the extent that visiting teams from other areas are reluctant to play in Half Moon Bay.

The City Parks and Recreation Department has contributed to the development of playing fields at Hatch Elementary, but inadequate maintenance has allowed the fields to deteriorate. Funding for school field maintenance must become a priority if active sports are to continue at those locations. Construction of additional sports fields is also needed to serve existing and future demand. Some of the new fields will include lighting for night play and should be constructed as part of the proposed community parks in locations where conflicts with residential areas can be avoided or mitigated.

FIGURE 3: Existing Facilities



V. Opportunities for New Parks

Due to the relatively undeveloped nature of the City, many opportunities exist for acquisition and development of new park and recreation facilities. Many opportunity areas are privately owned lands which would require acquisition at market value or alternative creative financing methods. Other opportunities exist for incorporation of publicly-held lands into the park and recreation system, and for preservation of open space and significant resources through land acquisition or regulatory mechanisms.

The pace of residential development is accelerating throughout the Coastsides. A primary goal is to acquire or otherwise reserve sufficient land for anticipated recreational needs before suitable parcels are made unavailable by development pressure.

A series of "Planning Opportunities" diagrams (Figures 4, 5, and 6) were generated to determine feasible locations for new parks. Because a variety of analysis criteria were applied, overlap exists from one diagram to another. Therefore, a given parcel of land with suitability for parks may be shown on one, two, or all three diagrams. Areas not indicated on any of the three diagrams represent sites already developed or otherwise restricted.

Natural Features

Existing natural features provide opportunities to preserve areas with scenic, open space, and ecological value. Figure 4 illustrates the City's outstanding natural features.

Wetlands exist in two locations as coastal salt marshes. These areas are protected from development by federal regulations.

Riparian Corridors include ten creeks which terminate at the ocean. These areas contain significant natural vegetation and are highly valuable both as wildlife habitat and as potential trail corridors.

Significant Vegetation includes both riparian corridors and tree resources which merit preservation.

Beaches and Coastal Bluffs exist all along the coast. These open spaces and ecological resources are protected by inclusion in the State Beach and by the Local Coastal Program.

Planning Designations

The Local Coastal Program, which serves as the City General Plan, encourages recreation and park development in the following three planning designations (Figure 5):

Open Space Reserve includes hilly uplands with severely limited development potential.

Commercial Recreation is intended to provide areas for commercially operated recreational facilities such as riding stables, golf course, swimming facilities, marinas and similar uses.

Greenbelt - Stream Corridor restricts development along Frenchman's Creek, Pilarcitos Creek, and Canada Verde by establishing set-back distances.

Land Use and Zoning

Zoning designations and land ownership status reveal many opportunities for development of new parks, as illustrated in Figure 6.

Greenbelt zoning (GB1, GB2, and GB3 areas) preserves for park and open space use the beaches and adjacent bluffs within the City limits; Canada Verde, Pilarcitos, and Frenchman's Creeks; and the scenic Medio Hill area.

Private-Undeveloped land indicates privately owned parcels which are generally now in agriculture and for which no subdivision or planned unit development plans have been filed with the City. These lands are candidates for acquisition for use as community or neighborhood parks.

Private-Development Pending refers to privately owned parcels for which development plans or subdivision plans are currently on file. These future residential areas all possess opportunities for mini-parks, and in some cases for the development of neighborhood parks.

County of San Mateo parcels are under County ownership and could be acquired or dedicated for park use.

FIGURE 4: Natural Features

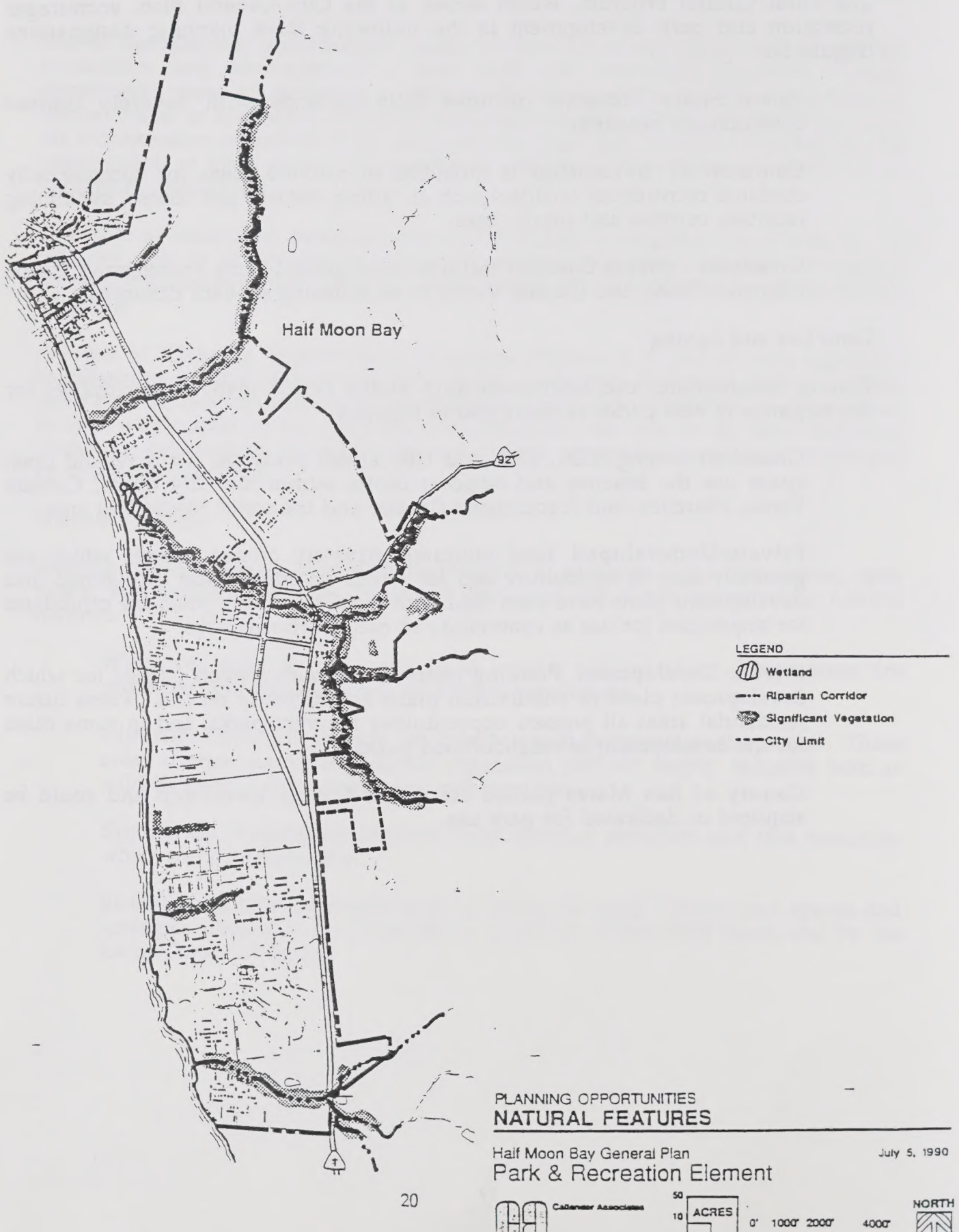
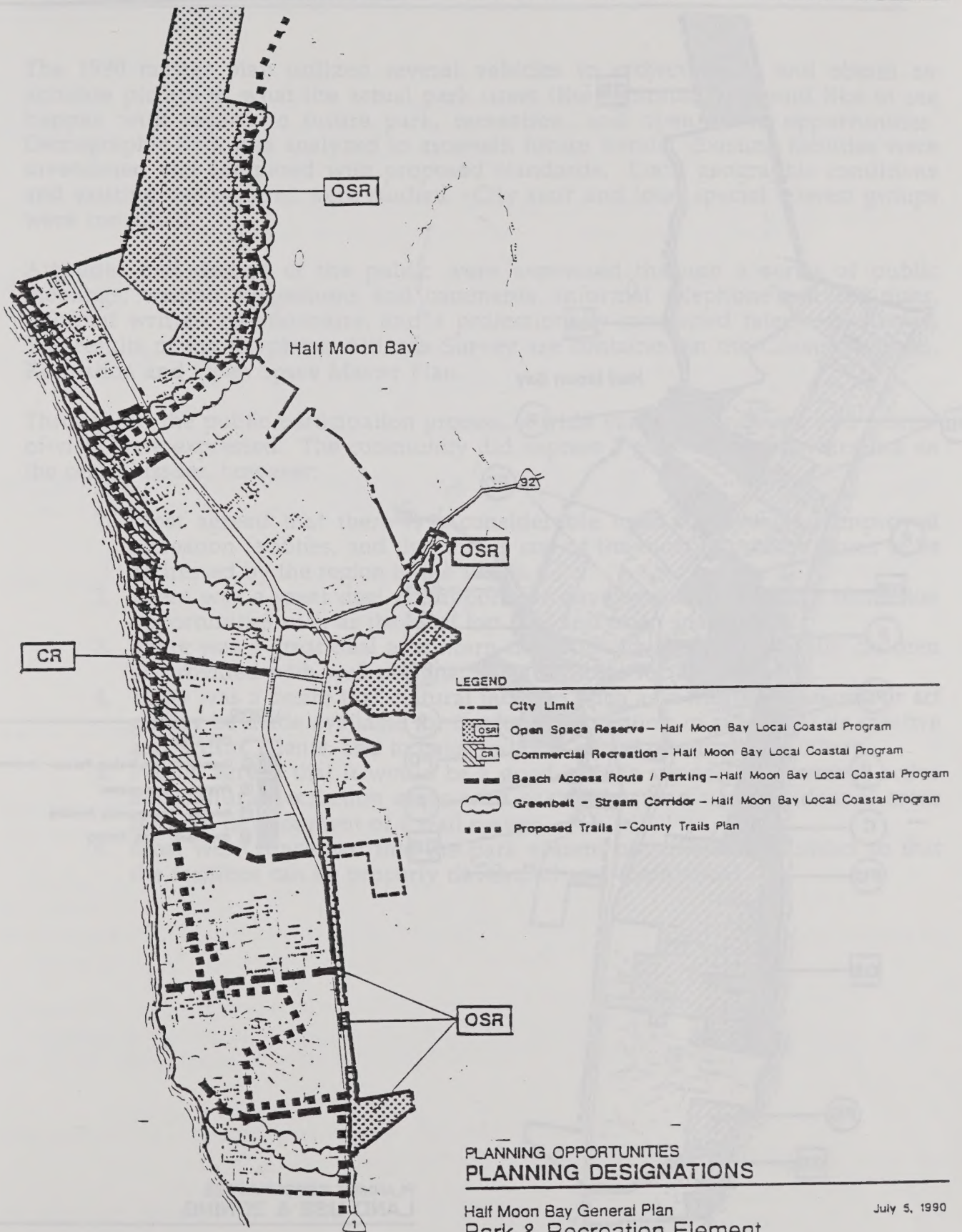


FIGURE 5: Planning Designations

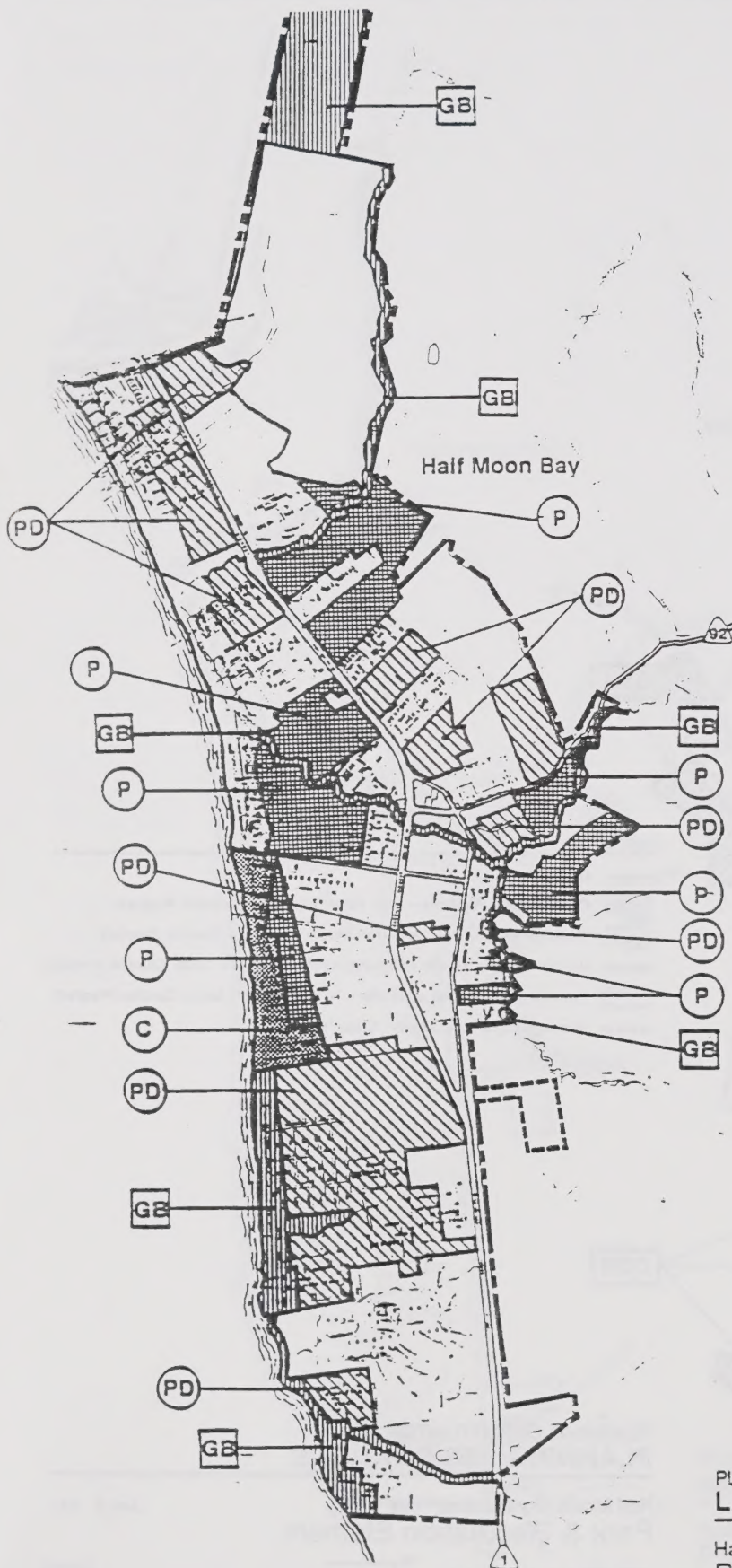


PLANNING OPPORTUNITIES
PLANNING DESIGNATIONS

Half Moon Bay General Plan
Park & Recreation Element

July 5, 1990

FIGURE 6: Land Use and Zoning



LEGEND

- City Limit
- ⊙ County of San Mateo Parcel—Undeveloped
- ⊙ Private—Undeveloped
- ⊙ Private—Development Pending
- GB Greenbelt City Zoning

PLANNING OPPORTUNITIES
LAND USE & ZONING

Half Moon Bay General Plan
Park & Recreation Element

July 5, 1990

VI. Needs Assessment

The 1990 master plan utilized several vehicles to project needs and obtain an accurate picture of what the actual park users (the community) would like to see happen with regard to future park, recreation, and open space opportunities. Demographic data was analyzed to ascertain future trends. Existing facilities were inventoried and compared with proposed standards. Local geographic conditions and existing use patterns were studied. City staff and local special interest groups were consulted.

Attitudes and desires of the public were expressed through a series of public meetings, written suggestions and comments, informal telephone conversations, informal written questionnaire, and a professionally-conducted telephone survey. The results of the telephone Attitude Survey are contained in the Coastside Parks, Recreation and Open Space Master Plan.

Throughout the public participation process, a wide variety of interests and points-of-view were expressed. The community did express a good deal of concurrence on the central issues, however:

1. Most agreed that there is a considerable need for new and improved recreation facilities, and that this is one of the most important issues to be addressed by the region in the 1990's.
2. There was a great deal of support for development of passive recreation opportunities such as the bluff top trail and open space areas.
3. There was a great deal of concern that both adults and especially children be provided with well-designed, safe facilities for active sports.
4. There was a desire that cultural facilities such as a theater, museum, or art gallery be made available for the local population to express their creative and artistic talents, and to enjoy cultural events produced by others.
5. People agreed that it would be a good idea to connect the passive, active and cultural recreation areas with each other and with residential areas through development of a trail system.
6. Most were concerned that the park system be sufficiently funded so that the facilities can be properly developed and maintained.

VII. Goals, Objectives and Policies

Specific actions to be taken by the community are based on agreed-upon priorities that reflect the long-term goals and aspirations of the population. The policy statements that follow outline the Parks and Recreation Element and establish the philosophy and direction for the park and recreation system.

Goals are broad statements of purpose that reflect the community's collective vision of the future.

Objectives are the "yardsticks" by which the goals are measured. They describe specific conditions that are desirable in order to attain a given goal.

Policies are specific statements which guide decision making and suggest action to be taken to meet objectives and attain goals.

GOAL 1: PARK SYSTEM DEVELOPMENT

Develop a public park system that provides adequate space and facilities to meet the varied needs of the existing and future population.

Objective 1.1: Provide eight acres of developed parkland (mini, neighborhood, and community parks) for every 1000 residents in accordance with the standards established by this element.

Policies

- 1.1.1 Acquire parkland in advance of or in conjunction with urban development.
- 1.1.2 Acquire and develop approximately 63 additional acres of community parks by 2005, and a total additional 93 acres above current levels by 2020.
- 1.1.3 Acquire and develop approximately 35 additional acres of neighborhood parks by 2005, and a total additional 53 acres above current levels by 2020.
- 1.1.4 Locate neighborhood parks in North Wavecrest and South Wavecrest near the Ocean Colony development and provide adequate acreage to serve a portion of the existing neighborhood park needs of Ocean Colony.
- 1.1.5 Locate parks throughout the City to assure equitable distribution and convenient access for all residents.
- 1.1.6 Develop cultural, performing arts, and community center facilities as an integral part of the park system.

Objective 1.2: Provide for a broad range of active and passive and cultural recreation opportunities.

Policies

- 1.2.1 Construct a new community center which would include, as a minimum, space for indoor sports, classes and recreation programs, teen activities, senior activities, daycare, and meetings.
- 1.2.2 Provide a cultural facility for films, performance, and visual arts, either as a separate structure or as part of a new community center.
- 1.2.3 Complete improvements at the Johnston House and open to the public as a historical interpretive facility and museum. Develop the surrounding acreage into an outdoor/agricultural interpretive facility.
- 1.2.4 Provide active sports fields and facilities in the community parks which will provide for the needs of the leagues and programs, and which, at the least meet the minimum national standards.

Objective 1.3: Require high quality, state of the art planning and design for all park and facility development.

Policies

- 1.3.1 Ensure barrier-free access to all facilities.
- 1.3.2 Where possible, locate active recreation uses to minimize conflict with residential areas; sensitive habitats, and passive recreation areas.
- 1.3.3 Improve and update existing facilities to provide for changing recreation needs.
- 1.3.4 Conduct public hearing as an integral part of the design and development process for all new public park and recreation facilities.

GOAL 2: TRAILS AND BIKEWAYS

Develop a network of pedestrian, bicycle, and equestrian trails to link individual components of the park system.

Objective 2.1: Develop a bicycle path system in cooperation with the County, State Parks, and CalTrans.

Policies

- 2.1.1 Include Class I (separate bike path), Class II (on-street bicycle lane), and Class III bikeways (shared traffic lane with signage) in the overall system.

- 2.1.2 Develop and maintain an educational program to promote bicycle use and safety.
- 2.1.3 Bicycle trails should provide connections to Main Street, parks, and residential areas.

Objective 2.2: Develop recreation trails which link the community and accommodate pedestrians, bicyclists, and, where appropriate, equestrians.

Policies

- 2.2.1 Utilize and improve existing trail systems, by working cooperatively with other agencies.
- 2.2.2 Gain necessary easements and ownership, in order to utilize natural linear features such as riparian corridors, bluff tops, and abandoned rights-of-way.
- 2.2.3 Link local trails with planned County trails.
- 2.2.4 Complete development of the Coastside Recreation Trail in the approximate location shown on the Master Plan Diagram. (Trail location is shown schematically). Trail location should generally be held at least 20 feet back from bluff edge, and should, in most cases, be within 300 feet of the bluff edge.
- 2.2.5 Develop a Foothill Recreation Trail in the approximate location shown on the Master Plan Diagram.
- 2.2.6 Construct a pedestrian/bicycle over- or under--crossing of Highway 1 at Pilarcitos Creek.
- 2.2.7 Construct a pedestrian/bicycle bridge over Pilarcitos Creek at Main Street.
- 2.2.8 Develop linear park pathways along Canada Verde, Pilarcitos, and Frenchmans Creeks to connect the foothill trail and areas east of the highway with the coastal trail and areas west of the highway.

GOAL 3: IMPLEMENTATION

Develop a long- and short-term range program to achieve the policies set forth in this element through a combination of public and private funding, regulatory methods, and other strategies.

Objective 3.1: Ensure that the City of Half Moon Bay receives its fair share of State and Federal grants.

Policies

- 3.1.1 City staff shall pursue funding for direct, matching, and challenge grants from agencies as available.

Objective 3.2: Study the establishment of a landscape and lighting district to defray costs of maintenance and operations.

Policies

- 3.2.1 The City staff should study establishment of an ordinance to create one City-wide assessment district or several smaller districts under the Landscape and Lighting Act of 1972 to provide funding for the acquisition, development, and ongoing maintenance of park and recreation facilities within the City.

Objective 3.3: Utilize bond issues or other funding mechanisms as necessary to fund development of parks and special facilities.

Policies

- 3.3.1 City staff shall determine the feasibility of funding specific park projects through bond or tax measures and implement as needed.

Objective 3.4: Utilize ordinances and easements to ensure that significant natural resources are protected during development.

Policies

- 3.4.1 Explore the use of open space easements, a voluntary program authorized by the Open-space Easement Act of 1974, through which the City can obtain the conservation value of property which it does not own.
- 3.4.2 Explore the use of conservation easements, established through the California Conservation Easement Act of 1979. A conservation easement is similar to an open-space easement, except that it can be granted to a private organization or individual instead of a local government.
- 3.4.3 Use transferable development rights (TDRs) to allow the development rights of a parcel located in an area of significant resource value to be transferred to another location with less resource value.

Objective 3.5: Study the feasibility of establishing a "Friends of the Parks and Recreation System" organization to provide funding resources.

Policies

- 3.5.1 Establish a City-wide organization and recruit individuals within the community who can donate or attract contributions to serve on the organization board.
- 3.5.2 Explore methods to acquire funding and contributions of land through the organization, including wills and bequests, gifts of life insurance, charitable remainder trusts, and gifts catalogue.
- 3.5.3. Explore methods for land acquisition, including life estates, contributions of surplus real estate, sequential donations or purchases, tax delinquent property, and purchase and leaseback programs with landowners.
- 3.5.4 Explore an "Adopt-a-Park" concept with industry, service clubs, and citizens. Identify interested corporations, clubs, or individuals and create an action plan tailored to fit the adopting organization's budget and interest.

Objective 3.6: Revise the existing development impact fee ordinance to reflect the total cost of improvements required to serve new development.

Objective 3.7: Explore availability of funds from corporate sponsors and private foundations.

Objective 3.8: Explore the establishment of additional user fees or raising the current amounts charged to sports groups, group picnics, and other organizations or users. Consider charging non-residents higher fees than those charged to local residents.

Objective 3.9: Ensure that the Parks and Recreation Department receives a fair share of the revenue generated by the Half Moon Bay Redevelopment Agency.

Policies

- 3.9.1 City Parks and Recreation Staff should work cooperatively with the City Manager's office and the Redevelopment Agency to work towards earmarking a significant portion of the Redevelopment monies for park and recreation facilities acquisition and development.

GOAL 4: OPERATION AND MAINTENANCE

Develop the necessary organizational staffing and funding mechanisms to assure that all parks, facilities, and open spaces are well-maintained.

Objective 4.1: Ensure adequate revenue for the maintenance of all facilities.

Policies

- 4.1.2 Establish a maintenance and operations budget sufficient for the given level of parks development in any given year, to be funded through the General Fund and other potential new sources such as an assessment district.

Objective 4.2: Provide for security and safe use of park facilities.

Policies

- 4.2.1 Maintain facilities at appropriate levels.

VIII. Implementation

Achieving the goals set forth in this Element will depend in large part upon securing sufficient funding for acquisition and development of new parklands, improvement of existing parks, and operation and maintenance of the facilities. Funding will come from existing sources and new public and private sources. In addition to direct funding, various regulatory measures can help ensure preservation of recreation lands.

Implementation of this element is a key to maintaining and improving the quality of life now enjoyed by City residents. Implementation is an achievable goal that can be made available at a reasonable cost per household. Throughout the planning process, the community was supportive of the proposed program. Implementation will require residents to support a portion of the projected costs as well.

Master Plan for Buildout

Figures 7 and 8 illustrate the system of parks and recreation facilities to serve the buildout population of approximately 20,000. The system includes 100 acres of community parks, 45 acres of neighborhood parks, three community centers, 15 miles of trails, and 34 acres of regional parkland (not including the state beaches). The following parks are included in this system:

Community Parks

C1	Coastside Community Park	65 acres
C2	North Wavecrest Community Park	35 acres

Neighborhood Parks

N1	Dykstra Neighborhood Park	2.5 acres
N2	Glencree Neighborhood Park	0.6 acres
N3	Beechwood Neighborhood Park	0.8 acres
N4	Dykstra Neighborhood Park	1.9 acres
N5	West-Central Neighborhood Park	11 acres
N6	Spanish Town Neighborhood Park	7 acres
N7	Miramar Neighborhood Park	4 acres
N8	East-Central Neighborhood Park	7 acres
N9	South Wavecrest Neighborhood Park	2 acres

Regional Parks

R1	Poplar Park	34 acres
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Development Plan Through the Year 2005

This 1995 update focuses on the facilities needed to serve both the existing population, and the additional 3,500 increase anticipated over the next ten years. These facilities are illustrated on Figure 9, and described below.

C1-A Coastside Community Park Phase A (5 acres)

The City has acquired five acres as a first phase of the proposed 65-acre community park. The site will provide facilities for active league sports, parking, picnic areas, and open turf. A city corporation yard will occupy two-thirds of an acre. A new 24,000 square foot Boys and Girls Club building is also planned for this site.

C1-B Coastside Community Park Phase B (9.8 acres)

An additional 9.8 acres located adjacent to the five-acre site will be purchased by the City and developed as a second phase of the proposed 65-acre park.

C2 Wavecrest Community Park (35 acres)

The current North Wavecrest Redevelopment Area proposal includes development of a 35-acre community park to provide both active and passive recreation opportunities. A community center should also be developed on this site and could include a community theater, community pool, and/or other special use facility.

R1 Poplar Park (34 acres)

The City has entered into an agreement to take over ownership of 45 acres of blufftop land from the County of San Mateo. The park will be primarily passive in nature, with a low intensity of development. It is recommended that an 11-acre portion of this site be developed as a neighborhood park to alleviate the existing deficiency in the West-Central planning area (see N5 below).

N1, N2, N3, N4 East-Central Neighborhood Parks (5.8 acres total)

Four park sites have been identified and dedicated through the subdivision process. These sites range in size from one-half to two and one-half acres, and will provide facilities to serve the new and adjacent residential subdivisions.

N5 West-Central Neighborhood Park (11 acres)

A portion of the 45-acre site should be developed to provide neighborhood scale facilities to serve this planning area. The existing deficiency within this planning area is 8.7 acres, and will reach 11.6 acres at build out.

N6 Spanish Town Neighborhood Park (7 acres)

This planning area has reached 85% of its anticipated build out population. The area contains 1.4 acres of existing parks, has an existing deficiency of 5.9 acres, and will require a total of 8.8 acres at build out. A new neighborhood park should be developed.

Coastside Trail (Kelly Avenue to Ocean Colony)

The existing trail will be extended through the 45-acre regional park and the North Wavecrest redevelopment area.

Foothill Boulevard Trail

The proposed Foothills Boulevard should include a Caltrans Class One bicycle and pedestrian pathway, separated from vehicular traffic.

Pilarcitos Creek Trail

The City has prepared a preliminary plan and grant funding request for a creekside trail and habitat protection and enhancement project to extend from downtown to the Coastside Trail.

FIGURE 7: Master Plan - Parks and Community Facilities

Legend

- City Limit
- Neighborhood Planning Area

Existing Facilities

- Local Facilities
 1. Frenchman's Creek Neighborhood Park
 2. Kehoe Mini Park
 3. Pilarcitos Creek Mini Park
 4. Coastside Community Center
 5. Ocean View Mini Park
 6. Mac Outra Mini Park
 7. Kitty Fernandez Mini Park
 8. Smith Fields
 9. Johnston House Historic Site

- Regional Facilities
 10. Half Moon Bay State Beach

- Public Schools
 11. Half Moon Bay High School
 12. Hatch Elementary School
 13. Cunha Intermediate School

Proposed Facilities

- C Community Park
- N Neighborhood Park
- * Community Center

Master Plan - Parks and Community Facilities

City of Half Moon Bay Parks Master Plan



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ACRES

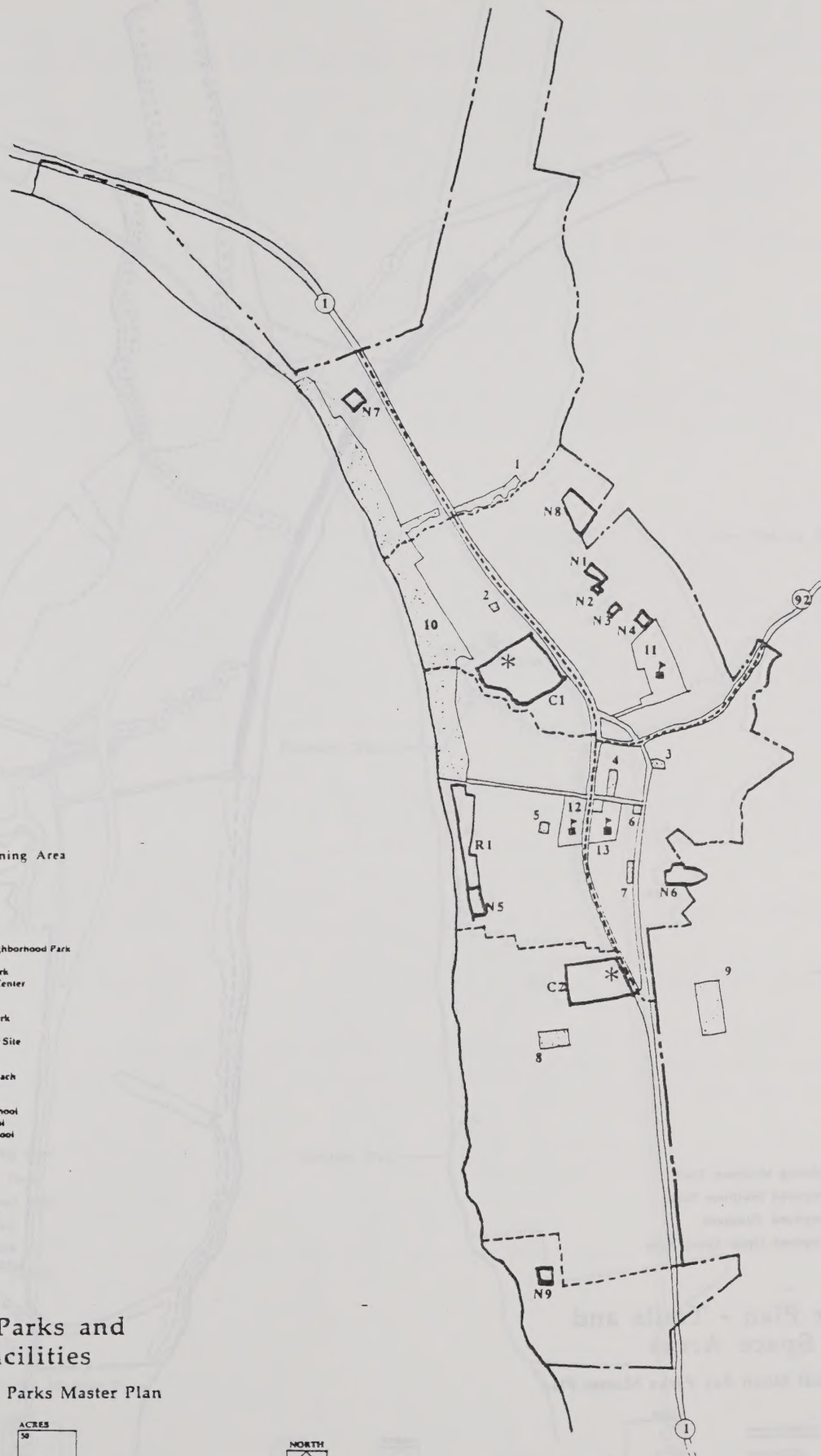
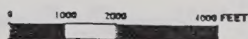
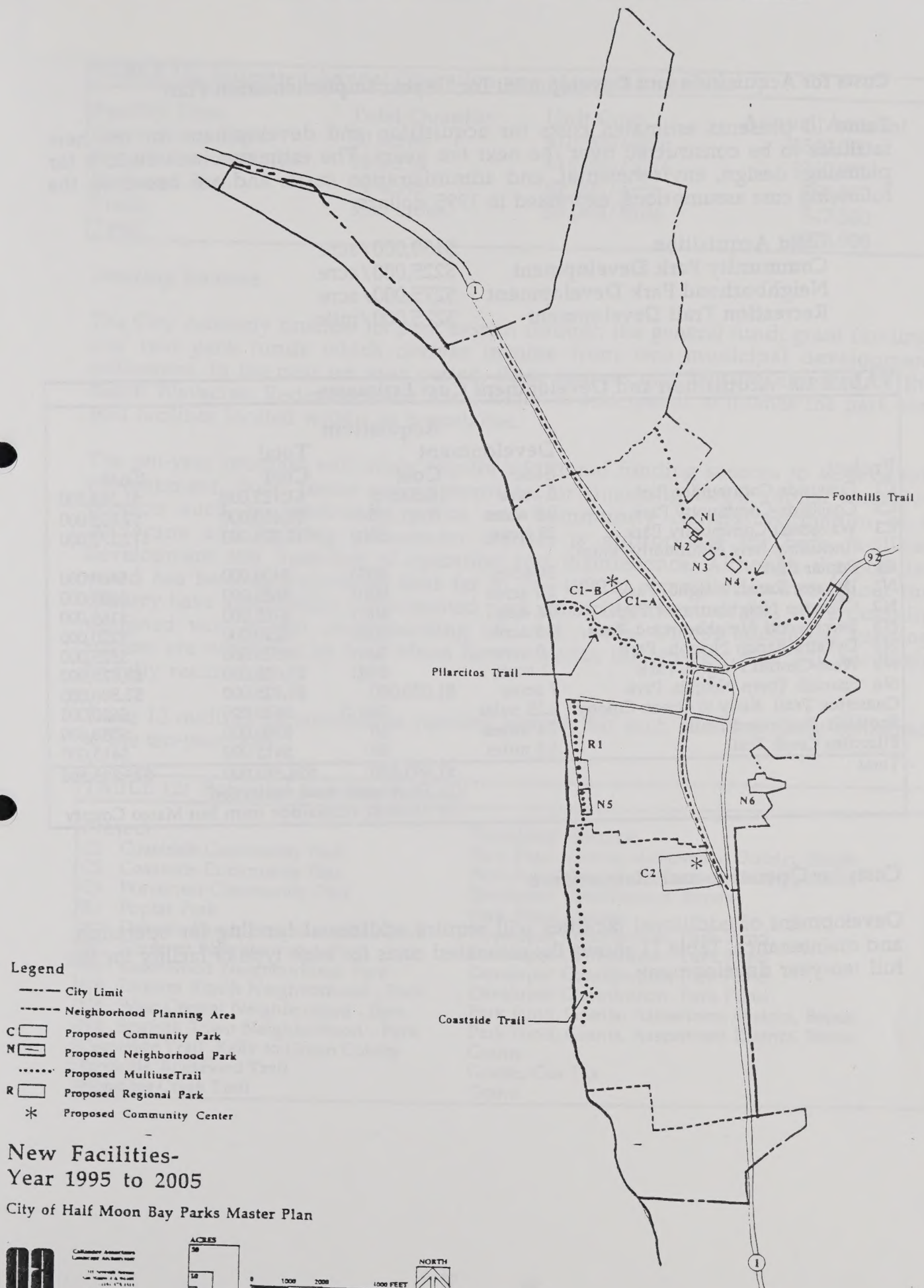


FIGURE 8: Master Plan - Trails and Open Space Areas



FIGURE 9: New Facilities - Year 1995 to 2005



Costs for Acquisition and Development for 10-year Implementation Plan

Table 10 presents estimated costs for acquisition and development for the new facilities to be constructed over the next ten years. The estimates include 25% for planning, design, environmental, and administration costs, and are based on the following cost assumptions, expressed in 1995 dollars:

Land Acquisition	\$150,000/acre
Community Park Development	\$225,000/acre
Neighborhood Park Development	\$275,000/acre
Recreation Trail Development	\$275,000/mile

TABLE 10: Acquisition and Development Cost Estimates

Project	Development Size	Acquisition	Total	Cost
		Cost	Cost	
C1 Coastside Community Park	5 acres	\$258,500	\$1,125,000	\$1,383,500
C2 Coastside Community Park	9.8 acres	\$185,000	\$2,450,000	\$2,635,000
C3 Wavecrest Community Park (including new community center)	35 acres	\$0(1)	\$12,375,000	\$12,375,000
R1 Poplar Park	34 acres	\$0(2)	\$400,000	\$400,000
N1 Dykstra Ranch Neighb. Park	2.5 acres	\$0(1)	\$685,000	\$685,000
N2 Glencree Neighborhood Park	0.6 acre	\$0(1)	\$165,000	\$165,000
N3 Beechwood Neighborhood Park	0.8 acre	\$0(1)	\$220,000	\$220,000
N4 Dykstra Ranch Neighb. Park	1.9 acres	\$0(1)	\$525,000	\$525,000
N5 West-Central Neighb. Park	11 acres	\$0(2)	\$3,025,000	\$3,025,000
N6 Spanish Town Neighb. Park	7 acres	\$1,050,000	\$1,925,000	\$2,800,000
Coastside Trail Kelly to Ocean Colony	2.25 miles	\$0(1,2)	\$620,000	\$620,000
Foothills Boulevard Trail	2.1 miles	\$0	\$580,000	\$580,000
Pilarcitos Creek Trail	1.5 miles	\$0	\$415,000	\$415,000
Total		\$1,493,500	\$24,510,000	\$25,825,500
		(1): Developer land dedication		
		(2): No-cost acquisition from San Mateo County		

Costs for Operation and Maintenance

Development of additional facilities will require additional funding for operation and maintenance. Table 11 shows the estimated costs for each type of facility for the full ten-year development:

TABLE 11: Estimated Annual Operation and Maintenance Costs

Facility Type	Total Quantity	Unit Cost	Annual Amount
Community Park	50 acres	\$10,000/acre	\$500,000
Neighborhood Park	24 acres	\$15,000/acre	\$360,000
Regional Park	34 acres	\$2,000/acre	\$68,000
Trails	5.85 miles	\$8,000/mile	\$47,000
Total			\$975,000

Funding Sources

The City currently finances its park system through the general fund, grant funding, and two park funds which derives income from two municipal development ordinances. In the next ten year period, these sources may be supplemented by the North Wavecrest Redevelopment Area, which is anticipated to finance the park and trail facilities located within its boundaries.

The ten-year program will likely require additional funding sources to achieve full development. Bond issues are appropriate for financing large, capital intensive projects such as community parks and community centers. Formation of a landscape and lighting assessment district is appropriate for both facilities development and financing of operation and maintenance. Although the popular mood has been anti-spending thus far in the 1990's, communities throughout the country have successfully implemented park financing measures that were carefully designed with a real understanding of local needs. Unless additional funding sources are supported by Half Moon Bay residents, the ten-year plan will not likely be fully realized.

Table 12 outlines recommended funding sources for each of the projects contained in the ten-year plan.

TABLE 12: Potential Funding Sources

Project	Funding Source
C1 Coastside Community Park	Park Fund, Grants, Assessment District, Bonds
C2 Coastside Community Park	Park Fund, Grants, Assessment District, Bonds
C3 Wavecrest Community Park	Developer Contribution, Bonds
R1 Poplar Park	Park Fund, Grants
N1 Dykstra Ranch Neighborhood . Park	Developer Contribution, Park Fund
N2 Glencree Neighborhood Park	Developer Contribution, Park Fund
N3 Beechwood Neighborhood Park	Developer Contribution, Park Fund
N4 Dykstra Ranch Neighborhood . Park	Developer Contribution, Park Fund
N5 West-Central Neighborhood . Park	Park Fund, Grants, Assessment District, Bonds
N6 Spanish Town Neighborhood . Park	Park Fund, Grants, Assessment District, Bonds
Coastside Trail Kelly to Ocean Colony	Grants
Foothills Boulevard Trail	Grants, Gas Tax
Pilarcitos Creek Trail	Grants



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Park and Recreation Element Monitoring Process

This Element is intended to be evaluated and updated as local conditions change. City staff should monitor changing conditions and develop appropriate revised policies and implementation measures as the need arises. The goals, objectives, and policies should be thoroughly evaluated every five years in light of changing public attitudes and economic conditions.